



**HEARNES**  
WHERE SERVICE COUNTS

**Colehill**  
**Dorset, BH21 2HT**

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## FREEHOLD PRICE: £450,000

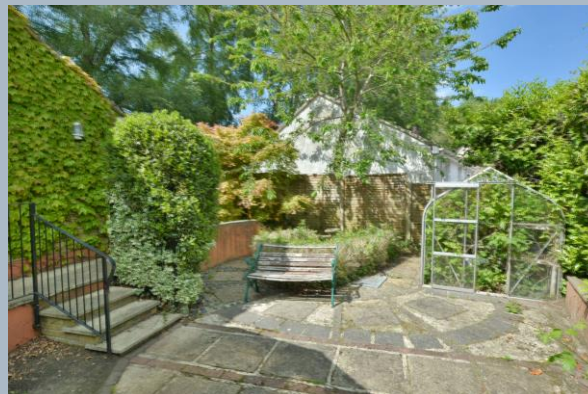
A spacious three bedroom detached bungalow in need of some modernisation with off road parking and garage in a sought after cul de sac location. NO FORWARD CHAIN.

- Tiled entrance hallway with airing cupboard and utility cupboard with space for washing machine
- Spacious sitting room with large tile flooring and fireplace with inset gas fire (not tested)
- Sun conservatory with tiled flooring and door to garden
- Kitchen with range of base and eye level units and space for appliances (in need of modernisation), rear window and door to garden
- Three good size bedrooms, main bedroom with built-in mirror fronted wardrobes
- Bathroom (in need of modernisation)
- Gas heating
- Outside: Tarmac driveway giving off road parking leading to garage and further hard standing behind double gates. The front garden is laid to lawn enclosed by high hedging. The rear garden has a secluded patio area leading to lawn with mature shrubs

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately two and a half miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

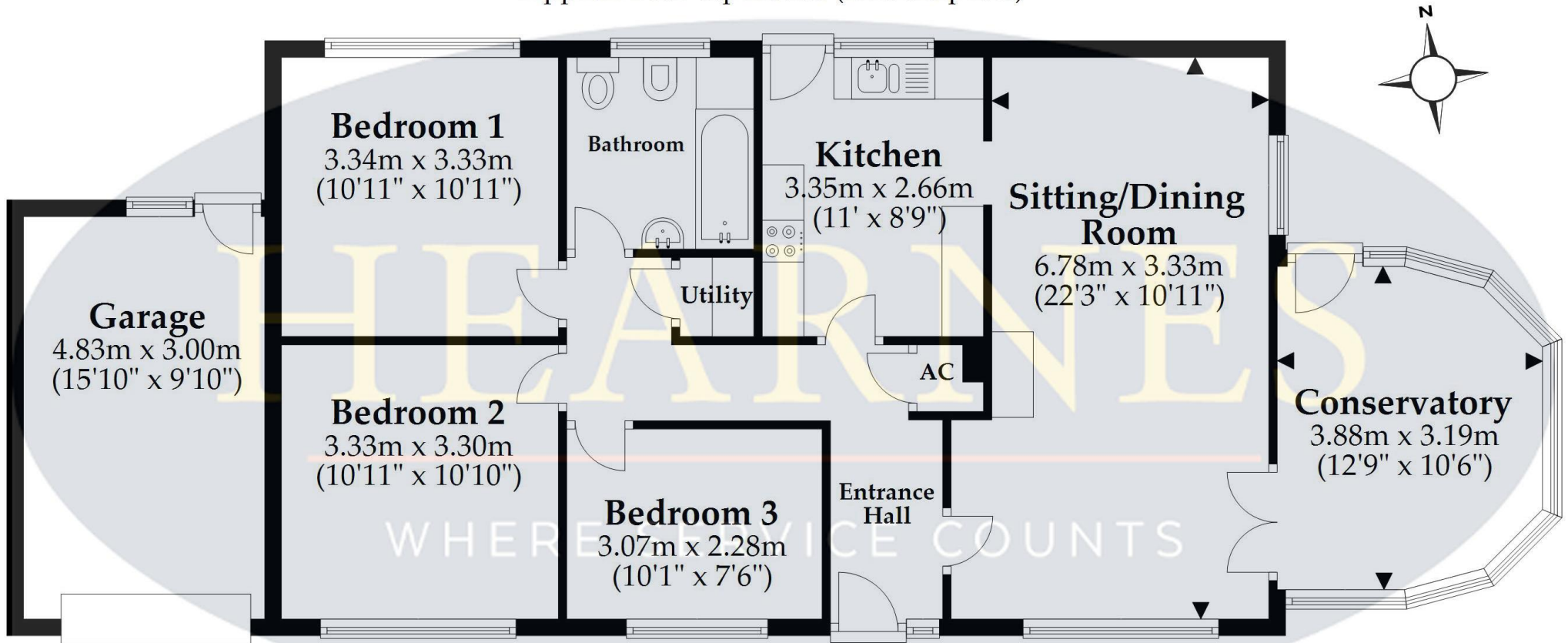
COUNCIL TAX BAND: D      EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



# Ground Floor

Approx. 106.7 sq. metres (1148.5 sq. feet)



Total area: approx. 106.7 sq. metres (1148.5 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



